

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1 Attunga Street, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,880,000 & \$2,050,000

### Median sale price

Median price \$1,550,000 Property Type House Suburb Blackburn

Period - From 01/10/2020 to 31/12/2020 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	56 Gardenia St BLACKBURN 3130	\$2,130,000	22/12/2020
2	1 Musk St BLACKBURN 3130	\$2,111,000	18/02/2021
3	10 Walsham Rd BLACKBURN 3130	\$2,000,000	22/10/2020

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/03/2021 14:42

1 Attunga Street, Blackburn Vic 3130



Daniel Bullen

9908 5700

0412 809 725

danielbullen@jellisrcraig.com.au

**Indicative Selling Price**

\$1,880,000 - \$2,050,000

**Median House Price**

December quarter 2020: \$1,550,000



4 2 1

**Property Type:** House

**Land Size:** 1000 sqm approx

Agent Comments

## Comparable Properties



**56 Gardenia St BLACKBURN 3130 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$2,130,000

**Method:** Private Sale

**Date:** 22/12/2020

**Property Type:** House

**Land Size:** 1124 sqm approx

**1 Musk St BLACKBURN 3130 (REI)**

Agent Comments

4 2 4

**Price:** \$2,111,000

**Method:** Auction Sale

**Date:** 18/02/2021

**Property Type:** House (Res)

**Land Size:** 1285 sqm approx



**10 Walsham Rd BLACKBURN 3130 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$2,000,000

**Method:** Private Sale

**Date:** 22/10/2020

**Property Type:** House

**Land Size:** 828 sqm approx

**Account** - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.